

September 2010  
Issue

# DHCD LINKS

DC Department of Housing and Community Development



## DHCD and DCCAH Partner to Install Mural in Ward 8

DHCD and the DC Commission on the Arts and Humanities are collaborating with residents of Ward 8 to transform the façade of the property located at 1201 Good Hope Rd. SE from eyesore to eye catching.

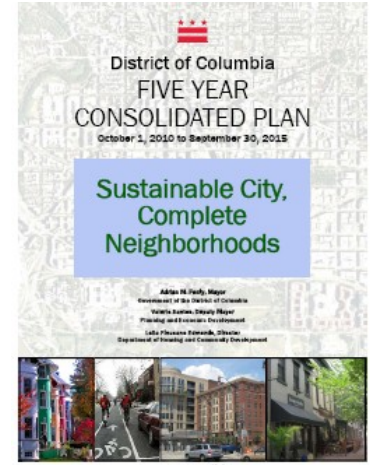
Located at the corner of Good Hope Rd. SE and Martin Luther King Jr. Ave. SE, the site is a prominent landmark in Ward 8's Historic Anacostia neighborhood. DHCD held several community stakeholder roundtable discussions with residents and community leaders to discuss the feasibility of installing temporary mural to remove the blight associated with the location while DHCD works to identify a redevelopment plan for the site. Two local artists and a group from the Summer Youth Employment Program developed the concept and constructing elements for the mural which include sustainable and recycled materials.

Installation of the mural is expected to begin in early October and is estimated to take one week to complete. A dedication will be planned for October.

## DHCD Submits FY 2011-2015 Five Year Consolidated Plan and FY 2011 Annual Action Plan

On August 17, DHCD submitted the District of Columbia's FY 2011-2015 Five Year Consolidated Plan and the FY 2011 Annual Action Plan to the US Department of Housing and Urban Development (HUD).

The documents are the District's application for the following federal entitlement programs: Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), Emergency Shelter Grant Program (ESG), and Housing Opportunities for Persons with AIDS Program (HOPWA). Click [here](#) to access both plans on DHCD's website.



## DHCD to Release Solicitation of Offers for Development

On August 27, 2010, the Department of Housing and Community Development (DHCD) will release a Solicitation for Offers (SFO) for the development of a District-owned property located in Columbia Heights (Ward 1). Through the SFO, DHCD will seek public offers to build mixed-use development projects for housing and commercial use for the property located at 1225 Fairmont Street, NW. The deadline for submitting proposal applications is 3 p.m. on Thursday, October 14, 2010. Click [here](#) to view the entire solicitation announcement and to download application materials.

## DHCD Accepting Requests for 130% Basis Boost Designation to Low Income Housing Tax Credit Projects

Section 3003 of the Housing and Economic Recovery Act ("HERA") of 2008 authorized Low Income Housing Tax Credit allocating Agencies to extend the extra 30% basis boost to buildings that they designate as requiring an increase in the credit amount to be financially feasible, effective for buildings placed in service after date of enactment.

All projects awarded credits through the 2009 District of Columbia tax credit round are eligible to receive the 130% eligible basis increase under HERA. Approval of this increase will be made on a case by case basis at the sole discretion of DHCD upon a written request from the Applicant. Preference will be given to Preservation projects with high acquisition costs. DHCD reserves the right to award the increase in credits from its tax credit ceiling of 2010 and 2011. The deadline to provide a written request to DHCD is September 30, 2010. Click [here](#) to learn more.





The newly renovated homes at 1302-1304 Gallaudet Street, NE. Potential buyers should contact Elin Zurbrigg of Mi Casa at (202) 722-7423, ext. 228.

## Meet the Ivy City Non-Profit Developers

DHCD's development partners DC Habitat for Humanity, Manna Inc. and Mi Casa Inc. are available to provide detailed information about project plans, home types and development schedules. Please refer to the developer contact information below.

Subsequent updates about the progress in Ivy City will be available on DHCD's website at [www.dhcd.dc.gov](http://www.dhcd.dc.gov). Click on "[Featured Projects](#)." You may also call DHCD at (202) 442-7200 for more info.

### DC Habitat for Humanity

Attn: Kent Adcock  
E-mail: [kent.adcock@dchabitat.org](mailto:kent.adcock@dchabitat.org)  
Phone: (202) 882-4600, ext. 228

### Manna Inc.

Attn: Rozanne Look  
E-mail: [rlook@mannadc.org](mailto:rlook@mannadc.org)  
Phone: (202) 832-1845

### Mi Casa, Inc.

Attn: Elin Zurbrigg  
E-mail: [elin@micasa-inc.org](mailto:elin@micasa-inc.org)  
Phone: (202) 722-7423, 202

## IVY CITY UPDATE — Eight New Affordable Homes in Ivy City Near Completion; Available for Sale

The first of 58 new affordable homes being built in Ivy City are near completion!

These new homes are part of DHCD's Ivy City Special Demonstration Project, which will result in a major redevelopment of the Ivy City neighborhood. DHCD, its community partners, and the developers for the project – Mi Casa, Inc., DC Habitat for Humanity, and Manna, Inc. - are working to preserve affordable housing, create housing opportunities for low and moderate income households, and further stabilize the neighborhood.

The entire project, which will be completed in several phases, has the potential to double the current homeownership rate in the Ivy City neighborhood. This project includes

52 homeownership opportunities for low-and moderate-income households, and the remaining 6 units will be sold at market rate.

Mi Casa's phase one of the project includes the rehab of three buildings into eight units located at 1302 Gallaudet Street, NE, 1304 Gallaudet Street, NE, and 1917 Capitol Avenue, NE. The units are ready for occupancy and are affordable to households earning up to \$51,350.

DC Habitat for Humanity recently began construction on a phase one rehab located at 1817 Providence Street, NE. Construction on DC Habitat's phase one lots located on Providence Street, NE will be substantially underway by October. Manna, Inc. will also begin phase one construction this fall.

## DHCD Held Second Auction Sale of Vacant District-owned Property

DHCD held a second auction of government-owned vacant property on June 30. Eighteen properties, including single- and multi-family buildings and vacant lots, were sold at the auction.

Only bidders in specific categories were allowed to participate in the auction: home buyers who intend to occupy the property as their primary residence; non-profits; and DC Certified Business Entities.

The auction satisfied two goals of the Department – to generate revenue to invest in affordable housing programs and to reintroduce properties into the housing market for redevelopment into habitable residences. A public hearing to announce the proposed disposition plans for the auctioned properties was held in August. The hearing served as an opportunity for the public to provide comment about the development plans for each property. Click [here](#) to view the list of properties that were sold at the auction.

**More News and Information about DHCD's Programs is Available Online at [www.DHCD.DC.Gov](http://www.DHCD.DC.Gov)**



## UPCOMING DHCD EVENTS

**NOTE:** Dates and times are subject to change. Please call DHCD at (202)442-7200 to confirm event dates, times and locations. Click [here](#) to visit DHCD's calendar online.

### September 2

"Rent Adjustments under the Rental Housing Act of 1985-Part 1 Annual CPI & Vacancy Rent Adjustments;" 1p.m. to 3 p.m. at 441 4th St. NW, Rm. 1114

### September 8:

"Residential and Community Services Contractors Fair;" 10 a.m. at DHCD's Housing Resource Center, Conference Room, 1800 MLK Jr. Ave. SE.

### September 14

DHCD Housing Regulation Administration Housing Provider Stakeholder Meeting; 12 p.m. to 2 p.m. at 441 4th St. NW, Rm. 1114

### September 15

Pre-bid Meeting Solicitation for Offers for the development of 1225 Fairmont St. NW; 9:30 a.m. at DHCD's Housing Resource Center, Conference Room, 1800 MLK Jr. Ave. SE.

### September 23

"Nuts and Bolts of Developing a Condo Conversion—What You Need to Know;" 10 a.m. to 12 p.m. at DHCD's Housing Resource Center, Conference Room, 1800 MLK Jr. Ave. SE.

### September 29

"Everything You Need to Know About the Rent Adjustment Process;" 10 a.m. to 12 p.m. at DHCD's Housing Resource Center, Conference Room, 1800 MLK Jr. Ave. SE.

## DHCD's 2nd Annual Housing Expo and Foreclosure Clinic a Big Success

On June 19, DHCD held its 2nd Annual DC Housing Expo and Foreclosure Clinic at the Washington Convention Center. Approximately 1,000 people attended the event to get information on various aspects of housing, including homeownership, foreclosure prevention, financial literacy, rental housing and community development.

The event featured small-group workshops, free credit and foreclosure counseling and a special appearances by leading motivational speaker Willie Jolley and DC United player Brandon Barklage. Attendees also received free credit reports.

Although the expo is over, DHCD still provides free resources and assistance to District residents whether a first-time homebuyer or homeowner facing foreclosure. Contact DHCD's Housing Resource Center at (202) 442-9505 or DHCD's main number at (202) 442-7200. Or, visit the DHCD Housing Resource Center at 1800 Martin Luther King Jr. Ave. SE (at the corner of Martin Luther King Jr. Ave. SE and Good Hope Road SE), Monday—Friday, 8:30 a.m. to 3:30 p.m.

## DHCD Exceeds Goal for CDBG Expenditures

Since the beginning of fiscal year 2010, DHCD has worked diligently to meet the U.S. Department of Housing and Urban Development's (HUD) spending requirements for Community Development Block Grant (CDBG) prior to the August 2, 2010 deadline.

On July 27, 2010, the Department not only met but exceeded HUD's requirement for carrying out a CDBG program in a timely manner, as required by 24 CFR 570.902 of the CDBG regulations.

## DHCD Programs Provides Assistance to First-Time Homebuyers



The Department of Housing and Community Development's Home Purchase Assistance Program (HPAP) provides interest-free loans to help low and moderate income residents purchase houses, condominiums, or cooperatives.

Qualified residents are eligible for down payment and closing cost assistance. Up to \$40,000 is available for down payment assistance, and up to \$4,000 is available to assist with closing costs.

To learn more about this program and where to apply, contact DHCD's Housing Resource Center at (202) 442-9505 or DHCD's main number at (202) 442-7200.

